

STATE OF ILLINOIS
ILLINOIS COMMERCE COMMISSION

Aug 10 11 02 AM '01

COMMONWEALTH EDISON COMPANY)
Application of COMMONWEALTH EDISON)
COMPANY, for a Certificate of Public)
Convenience and Necessity, pursuant to)
Section 8-406 of the Illinois Public Utilities)
Act, and for an Order, under Section 8-503)
of the Illinois Public Utilities Act, authorizing)
and directing ComEd to operate and maintain)
a substation in Cook County, Illinois.)

CHIEF CLERK'S OFFICE

No. 01-0276

Direct Testimony of

DONALD ZIMMERMAN

Illinois Certified General Appraiser

1. Q. What is your name and business address?
2. A. Donald Zimmerman, 550 Frontage Road, Northfield, Illinois.
3. Q. By whom are you employed and in what capacity?
4. A. I am the owner of Donald Zimmerman & Associates, a real estate
5. appraisal firm.
6. Q. What are your responsibilities there?
7. A. I am primarily responsible for performing real estate appraisals.
8. Q. What is your educational background?
9. A. I have a Bachelor of Science degree in electrical engineering from the
10. University of Illinois.
11. Q. Are you licensed as a real estate appraiser in Illinois?
12. A. Yes, I am. I received an MAI designation in November of 1977 and I am
13. currently licensed as an Illinois Certified General Appraiser.
14. Q. How long have you been engaged in the business of appraising real
15. estate?
16. A. Since 1969.
17. Q. Did you recently appraise that property commonly known as 9243 Laramie
18. Avenue, Skokie, Illinois?
19. A. Yes.
20. Q. What was your purpose and objective in performing the appraisal?
21. A. To estimate the current fair market value of that property in accord with
22. the Uniform Standards of Professional Appraisal Practice.
23. Q. Please briefly describe the process you undertook in performing your
24. appraisal.

25. A. I viewed the site and the surrounding area, reviewed the applicable zoning
26. restrictions, checked the county records for recent sales, reviewed recent
27. real estate tax information and compared sales prices for comparable
28. parcels, making appropriate adjustments for zoning, time of sale and
29. parcel size.
30. Q. Based upon the process you have just described and your experience and
31. expertise, did you form an opinion as to the current value of the property?
32. A. Yes, I did.
33. Q. What is that opinion?
34. A. The current value of the property is approximately \$140,000.
35. Q. Did you prepare a report of your appraisal?
36. A. Yes, I did.
37. Q. Does that report accurately summarize the process that you undertook,
38. the assumptions that you made and the conclusions that you reached?
39. A. Yes, it does.